



REGULAR MEETING

ZONING & PLATTING COMMISSION

Tuesday, June 7, 2016

The Zoning & Platting Commission convened in a regular meeting on June 7, 2016 @ 301 W. 2nd Street, Austin, TX 78701

Chair Thomas Weber called the Commission Meeting to order at 6:04 p.m.

Commission Members in Attendance:

**Ana Aguirre
Ann Denkler
Bruce Evans
Yvette Flores
Betsy Greenberg
Susan Harris
Gabriel Rojas
Thomas Weber**

Absent

**Dustin Breithaupt
Jolene Kiolbassa
Sunil Lavani**

EXECUTIVE SESSION (No public discussion)

The Zoning & Platting Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

A. CITIZEN COMMUNICATION: GENERAL

1. [Elloa Mathews](#) – Ms. Mathews provided the Commission a summary of the findings of the Flood Mitigation Task Force.

B. APPROVAL OF MINUTES

1. Approval of minutes from May 17, 2016.

The motion to approve the minutes from May 17, 2016 as amended was approved on Commissioner Ann Denkler’s motion, seconded by Commissioner Susan Harris on a unanimous vote. Commissioner Dustin Breithaupt, Commissioner Jolene Kiolbassa and Commissioner Sunil Lavani absent.

C. PUBLIC HEARINGS

1. Zoning: [C14-2016-0045 - Austin River Oaks Apartments; District 5](#)

Location: 6607 Brodie Lane, Williamson Creek Watershed-Barton Springs Zone
Owner/Applicant: CPF River Oaks Austin, LLC (John R. Wooten)
Agent: Graves, Dougherty, Hearon & Moody, P.C. (Peter J. Cesaro)
Request: I-RR to MF-2
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Bruce Evans, seconded by Vice-Chair Gabriel Rojas to grant staff’s recommendation of MF-2 district zoning for C14-2016-0045 - Austin River Oaks Apartments located at 6607 Brodie Lane was approved on a unanimous vote. Commissioner Dustin Breithaupt, Commissioner Jolene Kiolbasa and Commissioner Sunil Lavani absent.

[Comment Cards FOR](#)

2. Rezoning: [C14-2016-0046 - 7720 & 7800 South 1st Street; District 2](#)

Location: 7720 and 7800 South 1st Street, South Boggy Creek Watershed
Owner/Applicant: Adam Diaz
Request: CS-CO; GR-MU-CO to CS-CO; GR-MU-CO, to change conditions of zoning
Staff Rec.: **Recommended with conditions**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

The motion by Vice-Chair Gabriel Rojas, seconded by Commissioner Susan Harris to grant staff’s recommendation of CS-CO combining district zoning and GR-MU-CO combining district zoning, with the exception of establishing outdoor entertainment and outdoor sport and recreation as conditional uses for C14-2016-0046 - 7720 & 7800 South 1st Street located at 7720 and 7800 South

1st Street was approved on a unanimous vote. Commissioner Dustin Breithaupt, Commissioner Jolene Kiolbasa and Commissioner Sunil Lavani absent.

3. Rezoning: [C14-2016-0016 - Loma Vista; District 1](#)

Location: Hidden West Boulevard, Walnut Creek and Elm Creek Watersheds
Owner/Applicant: Roberts Resorts (Scott Roberts)
Agent: Conley Engineering (Carl Conley)
Request: LI-CO to MH
Staff Rec.: **Recommendation of MH-CO**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

The motion by Commissioner Susan Harris, seconded by Commissioner Bruce Evans to grant staff's recommendation of MH-CO combining district zoning for C14-2016-0016 - Loma Vista located at Hidden West Boulevard, with the understanding that a private restrictive covenant shall be executed and memorialized prior to final reading of this rezoning case, failed on a vote of 5-3. Those voting aye were: Chair Thomas Weber, Vice-Chair Gabriel Rojas, Commissioner Bruce Evans, Commissioner Yvette Flores and Commissioner Susan Harris. Those voting nay were: Commissioner Ana Aguirre, Commissioner Ann Denkler and Commissioner Betsy Greenberg. Commissioner Dustin Breithaupt, Commissioner Jolene Kiolbasa, and Commissioner Sunil Lavani absent.

Item is forwarded to Council without a recommendation (*due to lack of an affirmative vote*).

4. Rezoning: [C14-2016-0044 - Pond Springs Development; District 6](#)

Location: 13130 Pond Springs Road, Lake Creek Watershed
Owner/Applicant: Wood Maderas, Ltd. (Mark Woods)
Agent: Richmond Properties, L.P. (David M. Spatz)
Request: GR-CO to GR-MU
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

The motion to grant staff's recommendation of GR-MU combining district zoning for C14-2016-0044 - Pond Springs Development located at 13130 Pond Springs Road was approved on the consent agenda by Vice-Chair Gabriel Rojas, Commissioner Bruce Evans seconded on a unanimous vote. Commissioner Dustin Breithaupt, Commissioner Jolene Kiolbasa and Commissioner Sunil Lavani absent.

5. **Zoning:** [C814-2015-0074 - The Grove at Shoal Creek PUD; District 10](#)

Location: 4205 Bull Creek Road, Shoal Creek Watershed
Owner/Applicant: ARG Bull Creek, Ltd. (Garrett Martin)
Agent: Thrower Design (A. Ron Thrower)
Request: Unzoned to PUD
Staff Rec.: **Recommended, with conditions**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Zoning Department

There was a motion by Commissioner Betsy Greenberg, seconded by Commissioner Ann Denkler to indefinitely postpone this item. Motion later withdrawn.

Motion by Commissioner Bruce Evans, seconded by Commissioner Susan Harris to grant staff's request for postponement of this item to June 21, 2016 was approved on a unanimous vote. Commissioner Dustin Breithaupt, Commissioner Jolene Kiolbassa, and Commissioner Sunil Lavani absent.

[Comment Cards Postponement NEUTRAL](#)
[Comment Cards Postponement FOR](#)
[Comment Cards Postponement AGAINST](#)

6. **Final Plat with Preliminary:** [C8-2012-0086.2A - Avana Phase 2, Section 2; District 8](#)

Location: 12131-1/2 Escarpment Boulevard, Slaughter Creek/Bear Creek Watersheds-Barton Springs Zone
Owner/Applicant: Standard Pacific Homes of Texas (Jay Byler)
Agent: LJA Engineering & Surveying (John Clark)
Request: Approval of Avana Phase 2, Section 2 composed of 78 lots on 44 acres
Staff Rec.: **Recommended**
Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov
Development Services Department

Public Hearing closed.

The motion to grant staff's recommendation for C8-2012-0086.2A - Avana Phase 2, Section 2 located at 12131-1/2 Escarpment Boulevard was approved on the consent agenda by Vice-Chair Gabriel Rojas, Commissioner Bruce Evans seconded on a unanimous vote. Commissioner Dustin Breithaupt, Commissioner Jolene Kiolbassa and Commissioner Sunil Lavani absent.

7. **Final Plat with Preliminary:** [C8J-03-0146.7A - Austin's Colony Section 13 Final Plat](#)
- Location: Hartsmith Drive, Elm Creek Watershed
- Owner/Applicant: Qualico AC, L.P. (Vera Massaro)
- Agent: Carlson, Brigance & Doering, Inc. (Charles Brigance)
- Request: Approval of the Austin's Colony Section 13 Final Plat composed of 92 total lots on 23.59 acres
- Staff Rec.: **Recommended**
- Staff: Michael Hettenhausen, 512-854-7563,
michael.hettenhausen@traviscountytexas.gov
Travis County/City of Austin Single Office

Public Hearing closed.

The motion to grant staff's recommendation for C8J-03-0146.7A - Austin's Colony Section 13 Final Plat located at Hartsmith Drive was approved on the consent agenda by Vice-Chair Gabriel Rojas, Commissioner Bruce Evans seconded on a unanimous vote. Commissioner Dustin Breithaupt, Commissioner Jolene Kiolbassa and Commissioner Sunil Lavani absent.

8. **Final Plat with Preliminary:** [C8-2013-0092.01.2A - Springfield Section 4, District 2](#)
- Location: East William Cannon Drive (Springfield Drive), Cottonmouth Creek Watershed
- Owner/Applicant: KB Home Lonestar, LP (John Zinsmeyer)
- Agent: Pape-Dawson Engineers, Inc. (Dustin Goss)
- Request: Approve a final plat out of an approved preliminary for 86 lots on 17.811 acres.
- Staff Rec.: **Recommended**
- Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov
Development Services Department

Public Hearing closed.

The motion to grant staff's recommendation for C8-2013-0092.01.2A - Springfield Section 4 located at East William Cannon Drive (Springfield Drive), was approved on the consent agenda by Vice-Chair Gabriel Rojas, Commissioner Bruce Evans seconded on a unanimous vote. Commissioner Dustin Breithaupt, Commissioner Jolene Kiolbassa and Commissioner Sunil Lavani absent.

9. Site Plan [SPC-2015-0440A - XYZ Lounge in the Aloft Hotel at Lakeline](#)
Conditional Use
Permit:

Location: 14020 North U.S. Highway Service Road Southbound, Lake Creek Watershed
Owner/Applicant: Consort, Inc. (Ben Turner)
Agent: Pure Lodging Hospitality, LLC (Andy Patel)
Request: Conditional Use Permit for a cocktail lounge within a hotel.
Staff Rec.: **Recommended**
Staff: Scott Grantham, 512-974-2942, scott.grantham@austintexas.gov
Development Services Department

Public Hearing closed.

The motion to grant staff’s recommendation for SPC-2015-0440A - XYZ Lounge in the Aloft Hotel at Lakeline located at 14020 North U.S. Highway Service Road Southbound was approved on the consent agenda by Vice-Chair Gabriel Rojas, Commissioner Bruce Evans seconded on a unanimous vote. Commissioner Dustin Breithaupt, Commissioner Jolene Kiolbassa and Commissioner Sunil Lavani absent.

10. Resubdivision: [C8-2015-0212.0A - Resubdivision of Lot 5, Block A, Harris Ridge Business Center Subdivision](#)

Location: 1100 E. Howard Lane, Harris Branch Watershed
Owner/Applicant: Howard-Harris Development (Ben Grieder)
Agent: Hanrahan-Pritchard Engineering (Ron Pritchard)
Request: Approval of the resubdivision composed of two lots on 6.87 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department

Public Hearing closed.

The motion to grant staff’s recommendation for C8-2015-0212.0A - Resubdivision of Lot 5, Block A, Harris Ridge Business Center Subdivision located at 1100 E. Howard Lane was approved on the consent agenda by Vice-Chair Gabriel Rojas, Commissioner Bruce Evans seconded on a unanimous vote. Commissioner Dustin Breithaupt, Commissioner Jolene Kiolbassa and Commissioner Sunil Lavani absent.

- 11. Final Plat:** [C8J-2016-0104.0A - L&I Number 2 Resubdivision](#)
- Location: 8517-8916 Linden Road, Maha Creek Watershed
 Owner/Applicant: JF Guevara Air Conditioning (Jose Guevara)
 Agent: Lenworth Consulting, LLC (Nash Gonzalez Jr.)
 Request: Approval of L&I Number 2 Resubdivision composed of 6 lots on 8.96 acres.
 Staff Rec.: **Disapproval**
 Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov
 Development Services Department
- 12. Final Plat:** [C8J-2016-0097.0A - River Dance Phase Two](#)
- Location: 632 South Quinlan Park Road, Lake Austin Watershed
 Owner/Applicant: William Wiemann
 Agent: Pritchard Associates (Jim Pritchard)
 Request: Approval of River Dancer Phase Two composed of 2 lots on 26.29 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 13. Final Plat:** [C8J-2016-0099.0A - Westbrook Subidivison](#)
- Location: 7401 McAngus Road, Dry Creek East Watershed
 Owner/Applicant: Elroy Farm, LLC
 Agent: Professional Strucivil Engineers, Inc. (Mirza Baig)
 Request: Approval of the Westbrook Subdivision composed of 1 lot on 1.74 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 14. Final Plat:** [C8J-2016-0101.0A - Upper East End Subdivision](#)
- Location: 3010 East Howard Lane, Gilleland Creek Watershed
 Owner/Applicant: MMK Properties LLC
 Agent: Cuatro Consultants, Ltd. (Hugo Elizondo, Jr. P.E.)
 Request: Approval of the Upper East End Subdivision composed of 98 lots on 29.09 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 15. Final Plat with Preliminary:** [C8J-2008-0048.3A - Eastwood Section 1](#)
- Location: South FM 973 Road, Gilleland Creek Watershed
 Agent: Randall Jones & Associates Engineering, Inc. (Andrew Chanis)
 Request: Approval of Eastwood Section 1 composed of 81 lots on 35.61 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

16. Final Plat - [C8J-2016-0096.0A - Bruton Springs](#)
Amended Plat:
Location: 10902 River Terrace, Lake Austin Watershed
Owner/Applicant: Ames Family Trust dated 5/31/00, by Brett Ames, Trustee & A-3 Commons Ford LLC (Brett Ames)
Agent: Sprouse Shrader Smith PLLC (Courtney Mogonye)
Request: Approval of Bruton Springs composed of 2 lots on 5.25 acres
Staff Rec.: **Disapproval**

17. Final Plat: [C8J-2016-0106.0A - Leija Subdivision](#)
Location: 10823 Old Lockhart Road, Marble Creek Watershed
Owner/Applicant: Lunaire Group LP (Leija Graciela)
Agent: Cuatro Consultants, Ltd.
Request: Approval of the Leija Subdivision composed of 5 lots on 10.1 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

Public Hearings closed.

The motion to disapprove Items #11-17 was approved on the consent agenda by Vice-Chair Gabriel Rojas, Commissioner Bruce Evans seconded on a unanimous vote. Commissioner Dustin Breithaupt, Commissioner Jolene Kiolbassa and Commissioner Sunil Lavani absent.

D. NEW BUSINESS

1. Discussion and recommendation of Members of the Zoning and Platting Commission to be forwarded to the Austin City Council for consideration of appointment to the Codes and Ordinances Joint Committee.

The motion by Vice-Chair Gabriel Rojas, seconded by Commissioner Bruce Evans to nominate and recommend by slate Commissioner Ann Denkler, Commissioner Yvette Flores, and Commissioner Betsy Greenberg for consideration of Council appointment to the Codes and Ordinances Joint Committee was approved on a unanimous vote. Commissioner Dustin Breithaupt, Commissioner Jolene Kiolbassa and Commissioner Sunil Lavani absent.

2. Discussion and recommendation of Members of the Zoning and Platting Commission to be forwarded to the Austin City Council for consideration of appointment to the Comprehensive Plan Joint Committee.

The motion by Commissioner Betsy Greenberg, seconded by Commissioner Ann Denkler to nominate and recommend by slate Commissioner Ana Aguirre, Commissioner Bruce Evans, and Commissioner Sunil Lavani for consideration of Council appointment to the Comprehensive Plan Joint Committee was approved on a unanimous vote. Commissioner Dustin Breithaupt, Commissioner Jolene Kiolbassa and Commissioner Sunil Lavani absent.

3. Discussion and possible creation of a Work Group tasked with reviewing and completing the Annual Internal Review of the Zoning and Platting Commission.

The motion by Commissioner Ann Denkler, seconded by Commissioner Susan Harris to create a Work Group consisting of Chair Thomas Weber, Vice-Chair Gabriel Rojas and Commissioner Ann Denkler tasked with reviewing and completing the Annual Internal Review of the Zoning and Platting Commission was approved on unanimous vote. Commissioner Dustin Breithaupt, Commissioner Jolene Kiolbassa and Commissioner Sunil Lavani absent.

F. ITEMS FROM COMMISSION

1. Request for an informative briefing on the findings and recommendations by the Flood Mitigation Task Force, with a focus on land use issues. (Sponsor - Zoning and Platting Commission)

G. COMMITTEE REPORTS

Small Area Planning Joint Committee – Vice-Chair Gabriel Rojas informed the Commission the Committee reviewed and recommended the South Central Waterfront Overlay. Commissioner Susan Harris informed the Commission that the Committee also approved a mission and purpose statement.

H. ADJOURNMENT

Chair Thomas Weber adjourned the meeting without objection at 9:47 p.m.

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Jerry Rusthoven at the Planning and Zoning Department, at 512-974-3207, for additional information; TTY users route through Relay Texas at 711.